

**MEETING SUMMARY OF THE HENDERSON COUNTY  
BOARD OF ADJUSTMENT MEETING  
April 26, 2023**

The Henderson County Board of Adjustment held its scheduled meeting at 4:00 p.m. in the EMS Training Room at 100 N King Street, Hendersonville, North Carolina.

Board Members Present:

Andrew Riddle, Chair  
Tony Engel  
Steve Dozier, Vice Chair  
Bill Fishburne  
Louise St.Romain

Staff Members Present:

Matt Champion  
Russ Burrell  
Autumn Radcliff

**Call to Order:** Chairman Riddle called the April 26, 2023, ZBA meeting to order at 4:00PM and asked all members to introduce them

**Review and Approve March 29, 2023, Meeting Summary** Chairman Riddle asked for approval of the meeting summary. Steve Dozier made the motion to approve the meeting summary. Louise St. Romain seconded the motion. All members voted in favor.

**Review and Approve January 25, 2023, Meeting Summary** Chairman Riddle asked for approval of the meeting summary. Steve Dozier made the motion to approve the meeting summary. Tony Engel seconded the motion. All members voted in favor.

**Review and Approve Order for SUP-22-08 Carson Campground** Chairman Riddle asked for approval of the order as presented. Louise St.Romain moved to approve the order as presented. Steve Dozier seconded the motion. All voted in favor.

Chairman Riddle opened the quasi-judicial hearing for variance application, V-23-01, for Advent Health Medical Office Building. Chairman Riddle swore in Erik Higgins and Matt Champion.

**V-23-01 Advent Health Medical Office Building Height Variance:**

Matt Champion read the staff report for the variance application. The request is for a 10' height variance for a future structure to be located at 1264 Howard Gap Rd. The applicant has requested to increase the maximum allowable height of a structure in the O&I zoning district requirements within the Land Development Code. The current prescribed maximum height of a structure is 50'. The applicant's request is to increase the maximum height from 50' to 60' for a total of a 10' variance. The applicant has submitted multiple documents to support their variance request. The actual height of the building will be approximately 48' with a 3' tall aperture around the perimeter of the structure. All the mechanical equipment for the building will be located on the roof of the structure. The applicant has requested the variance to enclose the mechanical equipment on the roof by way of a 12' wall. The total height of the structure with the mechanical wall hiding the equipment will be approximately 60'.

No one spoke in opposition to the variance application.

Chairman Riddle closed the quasi-judicial hearing.

After further Board discussion, Steve Dozier moved to approve V-23-01 as presented. Tony Engel seconded the motion. All members voted in favor.

**Adjournment:** Chairman Riddle asked for a motion to adjourn. Tony Engel made a motion to adjourn. Louise St.Romain seconded the motion. All voted in favor and the meeting adjourned at 4:13 pm.

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Andrew Riddle, Chairman

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Matt Champion, Zoning Administrator